

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
March 12, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) met in Study Session on Wednesday, March 12, 2008 at 6:30 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Present on silent roll call included Commissioners: Jim Kessler, Dominic Noce and Adam Gawlikowski. Brice Johnson was absent with notice. Also in attendance were Town Council President Bernie Zemen, Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken.

General Substance of the Study Session

Redevelopment Commissioners reviewed the **agenda, minutes, and claims for the Public Meeting**. No comments were received.

Director Petro stated that the Commission should receive the **deed to the Bult Oil property** as soon as an error is corrected on the Quit Claim Deed. The Lake County Auditor’s office is remedying the problem. She also stated that she will forward a list of persons who have expressed interest in the Bult Oil site along with a list of possible businesses that are allowed in a B-2, B-3, and L-1 areas for the Commission to review. A letter from the Environmental Protection Agency regarding the successful remediation will be forthcoming once the Commission receives the deed. The Commission discussed the possibility of requesting a zoning change from the Plan Commission for that area. Further discussion will take place at the Commission’s next meeting.

The Commission discussed several **meetings** that will be coming up before the next Commission meeting. These meetings included a tour of the Oak Park Public Works facility in Oak Park, Illinois on Wednesday, March 19, 2008; a tour of a business park in Mishawaka, Indiana on Tuesday, March 25, 2008; and a Northwest Indiana Forum sponsored program “Why Northwest Indiana Works” developer and broker program on March 26, 2008.

ADJOURNMENT:

The Study Session was adjourned at 7:00PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
March 12, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on March 12, 2008 at 7:01 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Jim Kessler, Adam Gawlikowski and Dominic Noce. Brice Johnson was absent with notice. Also in attendance were Town Council President Bernie Zemen, Economic Development Commissioner George VandeWerken, and Attorney Carol Green-Fraley. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Kessler made a motion to accept the minutes of the Public Meeting and Study Session of February 13, 2008 and the Study Session of February 27, 2008. Commissioner Noce seconded the motion. **Motion carried 3 ayes, 0 nays, and 1 absent.**

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS: None

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Noce made a motion to pay accounts payable vouchers as posted and discussed. Commissioner Kessler supported the motion. **Motion passed 3 ayes, 0 nays, and 1 absent.**

BUSINESS FROM THE COMMISSIONERS: None

PUBLIC COMMENTS: None

NEXT MEETING:

The Redevelopment Commission will meet in a full study session on March 26, 2008. The next public meeting will be on April 9, 2008, with a study session before and following the public meeting.

ADJOURNMENT:

Commissioner Kessler made a motion to adjourn. Commissioner Noce seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:06 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
March 12, 2008**

The Highland Redevelopment Commission (“Commission”, “RC”) could not reconvene due to the lack of a quorum. Remaining members met for discussion purposes at 7:07 PM on March 12, 2008, in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL:

Commission members present were Jim Kessler, Dominic Noce, and Adam Gawlikowski. Brice Johnson was absent with notice. Also in attendance were Economic Development Commissioner George VandeWerken, Town Council President Bernie Zemen, Attorney Carol Green-Fraley and Redevelopment Director Cecile Petro.

General Substance of the Reconvened Study Session

1. Discussion of the Closed Meeting with Property Owners within the Proposed Economic Development Area at the Northwest Corner of Indianapolis Boulevard and Main Street

Commissioners discussed the meeting with property owners at the proposed Economic Development Area site held on March 11, 2008. They agreed that overall it was a good meeting and they looked forward to a second meeting on April 17, 2008 at the town hall at 7:00 PM. They also thanked representatives from the Plan Commission, Economic Development Commission and the Town Council for participating in the meeting.

Some of the issues that need to be addressed at the second meeting include the designation of an Economic Development Area and what it specifically means to the property owner; and secondly, the need for someone like Mr. Matt Reardon, Economic Development Commission President, to attend that may be able to answer “what if” type questions for the group. Director Petro will contact Mr. Reardon and request his presence at the meeting.

Attorney Green-Fraley also suggested that the Commission may want to review the Economic Development Plan and revise it to reflect an Economic Development Area Plan only, without reference to a possible Redevelopment Area. The Commission requested that Attorney Green-Fraley contact Mr. Dan Botich from Cender and Company, the Commission’s financial consultant, to explore that possibility. At the next public meeting of the Commission, the Director may make a recommendation that our legal and financial consultants develop a draft revision of the Economic Development Plan for Commission approval.

2. Update on business attraction and expansion in Highland

The Director provided information on current projects.

3. Redevelopment Area Expansion

The Director requested direction for possible expansion of the current Redevelopment Area. The Commission directed Ms. Petro to provide options at the next meeting. In the meantime the Redevelopment Commissioners will email any suggestions to the Director before the next meeting.

ADJOURNMENT

The Study Session was adjourned at 8:47 PM by general consent. Minutes were prepared by Redevelopment Director, Cecile Petro.